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SPECIAL WARRANTY DEED

This Indenture, made this 20th day of MAY, 1998, between LAKE-COOK OFFICE CENTRE LIQUIDATING COMPANY L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois, c/o S&C of Illinois, Inc., 350 North Clark Street, Chicago, Illinois 60610, party of the first part, and MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Massachusetts and duly authorized to transact business in the State of Illinois ("Purchaser"), c/o Cornerstone Real Estate Advisers, Inc., 311 South Wacker Drive, Suite 980, Chicago, Illinois 60606, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the real estate, situated in the County of ~~Lake~~ Cook and State of Illinois, legally described on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner

BOX 333-CTI

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7722634
Div 1
(w)

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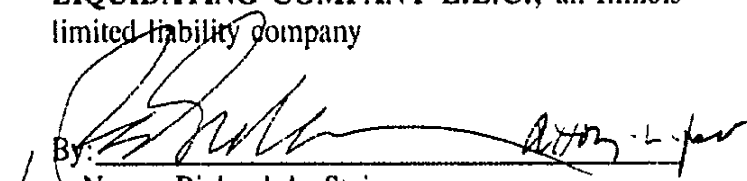
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encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions described on Exhibit B attached hereto.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

LAKE-COOK OFFICE CENTRE
LIQUIDATING COMPANY L.L.C., an Illinois
limited liability company

By: 
Name: Richard A. Stein
Its: Sole and Managing Member

This Instrument Prepared by: Alison N. Zirn, Rudnick & Wolfe, 203 North LaSalle Street, Suite 1800, Chicago, Illinois 60601.

After Recording, Return to: Robert C. Wooton, Esq., Schwartz, Cooper, Greenberger & Krauss, 180 North LaSalle Street, Suite 2700, Chicago, Illinois 60601.

Send Subsequent Tax Bills to: c/o Cornerstone Real Estate Advisors, Inc., 311 South Wacker Drive, Suite 980, Chicago, Illinois 60606, Attention: John Wooton.

COOP
CO. NO. 016
277049
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2'98
DEPT. OF REVENUE
290.50
PS 10686

COOP
CO. NO. 016
277041
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2'98
DEPT. OF REVENUE
999.00
PS 10686

COOP
CO. NO. 016
277047
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2'98
DEPT. OF REVENUE
999.00
PS 10686

COOP
CO. NO. 016
277043
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2'98
DEPT. OF REVENUE
999.00
PS 10686

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EXHIBIT A


LEGAL DESCRIPTION

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JUN-2'98
 Po. 11427




115.25

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JUN-2'98
 Po. 11427




999.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JUN-2'98
 Po. 11427




999.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JUN-2'98
 Po. 11427



999.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP JUN-2'98
 Po. 11427



999.00

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LEGAL DESCRIPTION - EXHIBIT A

PARCEL 1:

LOT 4 IN LAKE COOK OFFICE CENTRE, BEING A RESUBDIVISION OF LOT 3 IN LAKE COOK ROAD INDUSTRIAL PARK, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART OF THE LAND SHOWN IN CASE NO. 97L50240 AS PARCEL TS-11B C450B-010.F AND LEGALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 00 DEGREES 24 MINUTES 24 SECONDS EAST ON A BEARING BASED ON THE ILLINOIS STATE PLANE, COORDINATE SYSTEM NAD 83 ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 14.53 FEET THENCE SOUTH 88 DEGREES 25 MINUTES 45 SECONDS WEST, 114.49 FEET TO A SOUTHERLY CORNER OF SAID LOT 4, THENCE SOUTH 81 DEGREES 31 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, 77.78 FEET TO A SOUTHERLY CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE SAID LOT, 37.41 FEET TO THE POINT OF BEGINNING)

PARCEL 2:

LOT 3 IN LAKE COOK OFFICE CENTRE, BEING A RESUBDIVISION OF LOT 3 IN LAKE COOK ROAD INDUSTRIAL PARK, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 3 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING; THENCE EAST PERPENDICULAR TO SAID WEST LINE, 30.12 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE, 113.00 FEET; THENCE WEST PERPENDICULAR TO SAID WEST LINE, 60.12 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 113.00 FEET, THENCE EAST PERPENDICULAR TO SAID WEST LINE 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND EGRESS AND ACCESS FOR CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF FRONTAGE ROAD DESCRIBED IN AND AS CREATED BY DECLARATION AND GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 30, 1972 AND KNOWN AS TRUST NUMBER 44913 DATED AUGUST 1, 1981 AND RECORDED SEPTEMBER 2, 1981 AS DOCUMENT 25937360 OVER THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL 3A:

THE SOUTH 60 FEET OF THE NORTH 120.0 FEET OF THE "PARCEL OF LAND" HEREINAFTER DESCRIBED:

PARCEL 3B:

THAT PART OF THE NORTH 60 FEET OF SAID "PARCEL OF LAND" BOUNDED ON THE WEST BY THE WEST LINE OF THE 80.00 FOOT RIGHT OF WAY OF PINE STREET (AS SHOWN ON THE THIRD ADDITION TO DEERFIELD PARK UNIT NO. 1, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 43 NORTH,

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RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, RECORDED DECEMBER 22, 1958 AS DOCUMENT 1015141) EXTENDED SOUTH; BOUNDED ON THE EAST BY THE EAST LINE OF THE AFOREMENTIONED PINE STREET, EXTENDED SOUTH;

PARCEL 3C:

THAT PART OF THE NORTH 60.00 FEET OF SAID "PARCEL OF LAND"; BOUNDED ON THE WEST BY THE WEST LINE OF THE 60.00 FOOT RIGHT OF WAY OF THE NOW NAMED BIRCHWOOD AVENUE (AS SHOWN AS PHEASANT STREET ON A SUBDIVISION OF J. S. HOVLAND'S FIRST ADDITION TO DEERFIELD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, RECORDED NOVEMBER 7, 1924 AS DOCUMENT 248380), EXTENDED SOUTH; AND BOUNDED ON THE EAST BY THE EAST LINE OF THE AFOREMENTIONED BIRCHWOOD AVENUE, EXTENDED SOUTH;

LEGAL DESCRIPTION OF "PARCEL OF LAND"

THAT PART OF THE EAST 1/2 OF GOVERNMENT LOT 2 IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE WEST 1/2 OF GOVERNMENT LOT 2 (EXCEPT THE EAST 878.25 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF) IN THE NORTHEAST 1/4 OF SAID SECTION 5, ALL TAKEN AS TRACT, LYING NORTH OF THE NORTH LINE OF TOLLWAY PARCEL T-11-B-2 AS DESCRIBED IN SUPERIOR COURT CASE 56S19626 DATED NOVEMBER 9, 1956 LYING NORTHERLY OF TOLLWAY PARCEL T-11-B-2 AS DESCRIBED IN SUPERIOR COURT CASE 56S19626 DATED FEBRUARY 5, 1957 AND LYING SOUTH OF THE SOUTH LINE OF LAKE COOK ROAD, BEING A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BOTH IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5;

ALSO

THAT PART OF THE EAST 878.26 FEET (AS MEASURED ALONG THE NORTH LINE) EXCEPT THE NORTH 873.00 FEET OF THE EAST 20.00 FEET OF THE WEST 1/2 OF GOVERNMENT LOT 2 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF TOLLWAY PARCEL T-11-B-2 AS DESCRIBED IN SUPERIOR COURT CASE 56S19626 DATED NOVEMBER 9, 1956 LYING SOUTH OF THE SOUTH LINE OF LAKE-COOK ROAD BEING A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5;

ALSO

THE SOUTH 200 FEET OF THE NORTH 1073.00 FEET OF THE WEST 3 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5 AFORESAID, ALL IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART OF SAID EASEMENT FALLING WITHIN PARCEL 1);

PARCEL 4:

NON-EXCLUSIVE RECIPROCAL RIGHTS TO THE USE AND ENJOYMENT OF ALL PARKING SPACES, RIGHTS OF WAY, AND UTILITY FACILITIES AS DEFINED AND ESTABLISHED BY THAT CERTAIN DECLARATION AND GRANT OF RECIPROCAL RIGHTS DATED FEBRUARY 19, 1982 AND RECORDED FEBRUARY 25, 1982 AS DOCUMENT 26154914 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1981 AND 51702, AS MODIFIED BY AMENDMENT JUNE 29, 1983 AND RECORDED JANUARY 19, 1984 AS DOCUMENT 26935444 AND RERECORDED FEBRUARY 23, 1984 AS DOCUMENT 26979802 LOCATED WITHIN LOTS 1, 2, 3 AND 4 IN LAKE-COOK OFFICE CENTRE AFORESAID.

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PARCEL 5:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT AND CONNECTION, FOR OPERATION, MAINTENANCE, REPAIR AND RESTORATION OF THE RECEPTION CENTER AND RECEPTION CENTER SITE FOR USE OF THE RECEPTION CENTER AND RECEPTION CENTER SITE AND FOR ACCESS AS SET FORTH AND AS CREATED BY DECLARATION AND GRANT OF EASEMENTS FOR RECEPTION CENTER DATED MAY 21, 1984 AND RECORDED AUGUST 15, 1984 AS DOCUMENT 27215369 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1981 AND KNOWN AS TRUST NUMBER 55233, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1983 AND KNOWN AS TRUST NUMBER 56710, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1983 AND KNOWN AS TRUST NUMBER 57660 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1983 AND KNOWN AS TRUST NUMBER 57661 CONSTRUCTED ON THAT PART OF LOTS 2 AND 3, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING; THENCE EAST PERPENDICULAR TO SAID WEST LINE, 30.12 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE, 113.00 FEET; THENCE WEST PERPENDICULAR TO SAID WEST LINE, 60.12 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 113.00 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE 30.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 04-05-101-008-0000
04-05-101-009-0000

PROPERTY ADDRESS: 1415 LAKE COOK ROAD, DEERFIELD, ILLINOIS
1411 LAKE COOK ROAD, DEERFIELD, ILLINOIS

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for Second Installment of 1997 and subsequent years which are not yet due and payable along with 1998 annual maintenance assessment of Northfield.
2. Matters created by or resulting from the acts of Purchaser or parties claiming by, through or under Purchaser.
3. The rights of Hewitt Associates L.L.C. under its leases and of any person claiming by, through or under such leases, as lessees only, with no options to purchase or rights of first refusal.
4. Matters disclosed by the Survey made by National Survey Service, Inc. No. N-121-594, dated May 11, 1998.
5. Exceptions to title identified on Title Commitment No. 7722634, dated May 1, 1998, issued by the Title Company, as Schedule B exceptions letters A, D, E, F, H, I, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AC, AD, AU, AX, AY, AZ, BA and BB.

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